



Rural Housing Needs Survey 2006

Report Compiled by RAE Consulting for North Devon District Council.

2007

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CHAPTER ONE: Aims, Objectives and Survey Methodology

1.1.1 This report describes and analyses a survey of housing need carried out by RAE Consulting in rural North Devon between 2006 and 2007. Rural North Devon is defined as those rural areas (including those parts of Exmoor National Park inside the North Devon District Council area) but not including the three towns of Barnstaple, South Molton and Ilfracombe. These urban areas will be surveyed by RAE Consulting in 2007.

1.2 Aims and Objectives

1.2.1 The aims of the survey were to collect, analyse and report on data pertaining to:

- Experiences of housing in rural North Devon
- Attitudes to housing in rural North Devon; and
- An estimate of future housing requirements in both rural North Devon and the whole North Devon District Council area as some residents seek to move out of the rural area.

1.2.2 These aims related to a series of objectives:

- To assess the likely number of households that might become **Homeless**;
- To assess the number of people moving voluntarily (**Relocators**) and
- To assess the number of **New** households that might break out from existing households.

1.3 Survey Methodology

1.3.1 This section outlines the survey methodology taken, which was developed by a series of meetings with North Devon District Council (NDDC) staff. It was decided that the most cost-effective would be a postal questionnaire.

1.3.2 *Questionnaire Design.*

1.3.3 Appendix A contains a copy of the covering letter sent with each questionnaire survey. Appendix B provides a copy of the questionnaire used in the research.

1.3.4 The covering letter set out to introduce the general aims of the questionnaire to the householder, and to provide basic information about the research and its aims that could not be included at the front of the questionnaire itself. It emphasised that the Head of Household should complete the first three sections of the questionnaire. It was also emphasised that the responses provided were entirely confidential, and that at no point could any response be traced to a particular household.

1.3.5 *The Questionnaire*

1.3.6 The questionnaire was an eight-page A4 document. NDDC had indicated that an eight-page questionnaire was the maximum permissible within their budget, and with respect to its preferred sampling strategy.

1.3.7 The questionnaire was divided into four sections that dealt with the key requirements set out by NDDC (see Section 1.4 and Table 1.1 for details.)

- Current household circumstances;
- Demographic characteristics of the household;
- The needs of the existing household; and
- The needs of any future household.

In more detail:

1.3.8 Section 1 on current household circumstances dealt with tenure (i.e. owned, rented, etc.), type of dwelling (detached house, flat / maisonette etc), and the approximate size of the dwelling (number of bedrooms and storeys etc.).

1.3.9 Respondents were then asked to consider if their property was suitable for the household's current requirements.

1.3.10 For example, the size of the property, comfort, state of repair, financial considerations, employment opportunities, and access to services.

1.3.11 The demographic characteristics of the household section gathered information on the number of individuals in a dwelling and the age and gender of each household member. In order to assess the need of those with special needs, there were also items relating to disability, long term illness and special care.

1.3.12 In order to assess the ability to pay, the questionnaire also included questions on occupational category, whether work was full or part-time, gross household income, and the amount of rent or mortgage payments paid.

1.3.13 The needs of the existing household were then sought in the third section of the questionnaire. Respondents were asked about the likelihood of becoming **homeless**, or of moving in the next five years (**relocators**), and if they expected to move where their likely destination was.

1.3.14 In more detail respondents were then asked the: likely moving date; likely location, type of dwelling required; tenure preferred; special needs required; and whether the household was on a housing waiting list.

1.3.15 The needs of any **new** households were sought in the fourth and final section. This section was answered by the potential head of the future household. The composition of this potential new household was examined in relation to its size, adult/children ratio, first-time buyer status and whether they would be moving outside or within rural North Devon.

1.3.16 Finally, questions were asked about likely income of the potential new household, and questions were also posed regarding the amount the new household would be willing to pay in either rental or mortgage cost.

1.3.17 Survey Implementation

1.3.18 The survey used a standard postal delivery and return system. Each questionnaire was given an identifier number, which detailed an electoral ward. Wards were used instead of parishes as spatial identifiers because the two areas do not always have corresponding boundaries and could not be calibrated using a probabilistic sampling method.

1.3.19 It is important to stress that this was in **no way a means of identifying individual respondents on a person-by-person basis.**

1.3.20 Data from the Council Tax register were then used to calculate the number of eligible households per parish. This gave an estimated 20,551 households in the survey area, out of which some 4,009 households (or a sample of 20%) were sent a postal questionnaire in August 2006. Experience with previous surveys suggests that a 20% sample should provide a representative cross section of different types of household and as Table 2.1 shows responses corresponded very well to the population profile of the area.

1.3.21 The standard response rate for such a postal survey, where the respondents have no contact with the researchers, is generally considered to be between 25% and 30%. Accordingly, for a sample size identified as 4,009 any response rate above 1000 to 1300 would be regarded as above the norm and therefore a success.

1.3.22 In fact, we received 1375 completed responses, or a response rate of 34.3% which for this type of survey represents a higher than normal level of coverage and means that **the survey should be a very reliable source for estimating housing need.**

1.3.23 Nonetheless there are a number of important considerations when interpreting the findings of a survey using this methodology. First, postal surveys do have generally low response rates and therefore the immediate generalisations that can be extrapolated should be on the cautious side until the representativeness of the sample gained can be established. This can be and has been undertaken in Chapter Two by comparing the sample data with data for the area obtained from the 2001 Census.

1.3.24 Second any skew in those responding is likely to be due to a range of factors, reflecting interest, time constraints, response- and self-efficacy. In particular, those who are worried about housing might be the most likely to respond and there is a danger that the results might overestimate housing need. However, the check for representativeness in Chapter Two reveals that, in most respects, this is unlikely to be a problem in this survey.

1.4 The requirements of NDDC

1.4.1 NDDC provided general guidelines regarding the output from the research that ideally it required. These are set out in detail in Table 1.1.

Table 1.1: Housing Needs Assessment: NDDC requirements

NDDC key headings	Data required
General household circumstances	<ul style="list-style-type: none"> • Tenure breakdown. • Inadequate housing & associated reasons. • Payment for special care.
Housing needs	<ul style="list-style-type: none"> • Household circumstances as above. • Housing needs of current and concealed households.
Homelessness	<ul style="list-style-type: none"> • Data for the past three years and for the next three years. • Compared to socio-demographic variables.
Special needs and care support	<ul style="list-style-type: none"> • Dwellings required for these types of group. • Compared to socio-demographic variables.
Basic housing needs analysis	<ul style="list-style-type: none"> • Current and concealed households moving in next five years. • Reasons for moving (e.g. 'lack of affordable housing'). • Comparisons to socio-demographic variables. • Location of move. • Accommodation required. • Tenure preferred. • Listed on housing register.
Calculation of housing need	<ul style="list-style-type: none"> • Need for affordable rented owned and special need housing. • Differentiated by existing and concealed households.
Spatial differentiation	<ul style="list-style-type: none"> • Data to be interrogated, where appropriate, at parish or ward level by NDDC using the dataset.

1.4.2 In particular the report provides NDDC with estimates of number of dwellings needed in three categories, namely: (**Homeless; Relocators** and **New** households).

1.4.3 However, these estimates do not take account of the projected supply of housing for those in need. A rough estimate of this total can be provided by the forecasts of Housing Associations, and affordable houses likely to be built as a result of ‘planning gain’ from planning permissions granted by NDDC.

1.4.4 Although these forecasts are fairly reliable, less reliable are forecasts of in-migration to the area and the impact of volatile house prices and rental costs associated with a ‘buy to let’ sector that has been booming but is now subject to pressure from recent interest rate rises.

1.4.5 Therefore this report does not attempt to provide an estimate of the number of houses that need to be built since these can only come from detailed work by NDDC with the relevant housing, employment and other organisations in the area.

1.4.6 What this report can do however, is to provide detailed information about the nature of housing need in the area. The database from the survey is also available for interrogation at various spatial levels.

CHAPTER TWO: Analysis of Household Characteristics

2.1 Introduction

2.1.1 This part of the report explores the basic descriptive and analytical data derived from the housing needs survey. This acts as a precursor to a more detailed calculation of housing needs in terms in Chapter Three.

2.2 Survey Spatial Representativeness

2.2.1 The Council Tax Register was used as the basis for compiling the address lists for the mail out of the questionnaire. This yielded 20,551 valid addresses (excluding businesses) of which 20% households within each ward would receive the questionnaire. Every fifth household in each ward was thus systematically selected to give a total of 4,009 households who were sent the questionnaire.

2.2.2 We received a total of 1375 returns. Based on the number of questionnaires issued, this represents a response rate of 34.3%.

2.2.3 A spatial analysis of the responses was undertaken as shown in Table 2.1. The percentage number of valid household addresses in each parish in NDDC was compared with the percentage number of survey returns received from each parish.

2.2.4 A close inspection of the data demonstrates that there is a generally close correspondence between the distribution of households as recorded by the Council Tax Register and the distribution of completed questionnaires. What differences there are insignificant and the survey can thus be regarded to be representative for each area.

2.2.5 **Extrapolating from the sample:** 1,375 questionnaires were returned. There are 20,551 households in the area so to extrapolate the sample size; the sample size needs to be multiplied by 14.946, which is 20,551 divided by 1,375. However most questions only had a response rate of around 95% and to deal with error margins the research team decided to multiply survey responses by **15.0 to give an estimated total for rural North Devon**. However in a few cases the response to some detailed questions was much lower than for the sub-section average of around

95% and in these cases an X factor has been used to scale up the sample on a pro rata basis. Overall, because the sample fits closely with the spatial distribution of the population and the age distribution of the population as shown in Tables 2.1 and 2.3 the sample should give a very good indication of the total population in the study area.. However, the extrapolations cannot take into account unforeseen changes in household circumstances, for example, deaths, marriages and divorces and so the extrapolations should be regarded as estimates not predictions.

Table 2.1: Spatial distribution of the 2006 Housing Needs Survey returns.

Ward Id (i.e Envelope box No) Ward Name	No of valid addresses	No of sampled addresses	% of Households	Number of Replies	% of Responses	% Response Rate	*Deviation from mean	† Difference: %RR - % Valid
1 Bishops Nympton	886	173	4.3%	59	4.3%	34.1%	-0.2%	0.0%
2 Bratton Fleming	799	155	3.9%	59	4.5%	38.1%	3.8%	0.6%
3 Braunton East	1702	333	8.3%	125	9.1%	37.5%	3.2%	0.8%
4 Braunton West	1924	375	9.4%	139	10.1%	37.1%	2.8%	0.7%
5 Chittlehampton	948	185	4.6%	72	5.2%	38.9%	4.6%	0.6%
6 Chulmleigh	978	191	4.8%	56	4.1%	29.3%	-5.0%	-0.7%
7 Coombe Martin	1840	359	9.0%	115	8.4%	32.0%	-2.3%	-0.6%
8 Fremington	1733	338	8.4%	128	9.3%	37.9%	3.6%	0.9%
9 GeorgehamMortehoe	2159	421	10.5%	120	8.7%	28.5%	-5.8%	-1.8%
10 HeantonPunchardon	901	176	4.4%	51	3.7%	29.0%	-5.3%	-0.7%
11 Instow	799	156	3.9%	46	3.3%	29.5%	-4.8%	-0.6%
12 LandkeySwimbridgeTaw	2266	442	11.0%	156	11.3%	35.3%	1.0%	0.3%
13 LyntonLynmouth	982	192	4.8%	63	4.6%	32.8%	-1.5%	-0.2%
14 Marwood	747	145	3.6%	46	3.3%	31.7%	-2.6%	-0.3%
15 NorthMolton	904	177	4.4%	62	4.5%	35.0%	0.7%	0.1%
16 Witheridge	982	191	4.8%	75	5.5%	39.3%	5.0%	0.7%

Notes: * Deviation from mean response rate (i.e. 3.43%). † % Response rate - % number of valid addresses in the parish.

2.3. Characteristics of the households that responded to the questionnaire

2.3.1 *Household Size.* 1364 responses were received to question 7. The mean household size was 2.38 persons. Table 2.2 provides the frequency distribution of household size.

Table 2.2: Household size of respondents to Housing Needs Survey, 2006.

Household Size	Number of Households	Percentage
1	299	21.7
2	645	46.9
3	159	11.6
4	157	11.4
5	74	5.4
6	25	1.8
7	5	0.4

2.3.2 *Demographic Profile of the Household.* Table 2.3 shows that the demographic profile of the respondents fits the census demographic profile for North Devon as a whole except for slightly higher percentages in the retired categories.

Table 2.3: The age distribution of the population covered by the 2006 housing needs survey compared with the 2001 census for North Devon District Council

Age Range	Number	Percent	2001 Census
Under 16	514	16.28	15.97
16-19	135	4.28	4.60
20-29	195	6.18	7.73
30-59	1179	37.36	38.34
60-74	756	23.95	20.07
75 and over	377	11.95	13.31
Total	3156	100	100

2.3.3 *Ethnic Origin of the Head of Household.* 1314 responses (95.56%) were received to question 1. 98.5% of respondents were white compared to a census total of 99.2% which demonstrates that rural North Devon is overwhelmingly white, thus ethnic origin would not appear to be a significant factor in this area.

2.3.4 *Households Members with Disability.* 1331 responses (96.8%) were received to question 8. Of these, 175 households (13.1%) recorded that someone within their household was disabled. Using the extrapolation factor of 15.0 derived in paragraph 2.2.5, would suggest that a total of 2625 households in rural North Devon contain persons with disability.

2.3.5 *Members of the Household suffering from Long-term Illness.* 1325 responses (96.36%) were received to question 9. Of these, 221 (16.7%) recorded that someone in the household suffered from a long-term illness. This would suggest a total of 3315 households containing persons with long-term illness.

2.3.6 *Members of the Household paying for Special Care.* 1316 responses (95.7%) were received to question 10. Among these, 45 (3.4%) recorded that a member of the household paid for special care. This would suggest a total of 675 households containing persons who pay for special care.

2.3.7 *Possible overlap between issues in 2.3.4 to 2.3.6.* 78 respondents registered two types of issue and 28 respondents registered all three types of issue. Thus the issues of disability, long-term illness and special care are a multiple factor in a significant number of households.

2.3.8 *Occupational Category of the Head of Household.* 1331 responses (96.8%) were received to question 15. The results are presented in Table 2.4. No direct comparison is possible with the 2001 Census because of different definitions used by the two surveys.

Table 2.4: Occupational Category of the Head of Household.

Occupational category	Number	%
Retired	601	45.2
Professional	201	15.1
Skilled manual	171	12.8
Managerial	112	8.4
Skilled non-manual	85	6.4
Unskilled non-manual	60	4.5
Unskilled manual	41	3.1
Not working(medical)*	34	2.6
Unemployed	23	1.7
Student	3	0.2

* Not working for medical reasons

2.3.9 The modal occupational group is ‘retired’ (45.2% of respondents). Among the active workforce, professionals (15.1%) and skilled manual workers (12.8%) are the modal groups.

2.3.10 *Temporal Nature of Employment.* 670 (48.73%) respondents detailed the nature of their employment throughout the year for question 16. Taking into account the non-response of retired people, the effective response rate was 90.5%. As shown in Table 2.5 just over three-quarters (76.1%) of heads of households work on a full-time, year-round basis.

Table 2.5: Temporal nature of employment of heads of households

Nature of Employment	Number	Percentage
Full-time, year-round.	510	76.1
Part-time, year-round	130	19.4
Full-time, seasonal basis.	16	2.4
Part-time, seasonal basis	14	2.1
Total	670	100

2.3.11 *Total annual income of entire household.* 1304 (94.84%) responses were received to question 12. Of these, 252 (19.3%) respondents exercised their right to confidentiality and deliberately chose not to enter an income band. The total annual incomes of households in the area is broken down in Table 2.6:

Table 2.6: Total annual household income

Annual Household Income*	Number	%	%
Below £5,000	34	2.6	3.2
£5,001-£10,000	157	12.0	14.9
£10,001-£12,500	97	7.4	9.2
£12,501-£15,000	99	7.6	9.4
£15,001-£17,500	82	6.3	7.8
£17,501-£20,000	78	6.0	7.4
£20,001-£25,000	100	7.7	9.5
£25,001-£30,000	96	7.4	9.1
Over £30,000	309	23.7	29.3
Prefer not to say	252	19.3	100
Total	1304 (1052 gave data)	% of 1304	% of 1052

* including benefits and before tax

2.3.12 The modal income group was over £30,000, which accounted for over a quarter (29.3%) of respondents giving data. In contrast, over a third or 36.7% of respondents noted that their total annual household income was below £15,000. This dichotomy is probably explained by high income earners and private pension retirees coming into the area attracted by its rurality, juxtaposed by existing residents on low rural wages or on state pensions.

2.3.13 Table 2.6 implies that there are over a third of all households who potentially have a major problem in affording to buy a house in the area, given that even an income of £15,000 would provide a mortgage of between £75,000 and £125,000 at the most, and given that the lowest quartile house price average in the District was £132,000 even in 2004.

2.3.14 *Household's weekly rental payments.* 207 (15.1%) of the respondents declared through question 13 that they currently rent their accommodation. Of these, 166 (80.2%) entered the weekly rent for the household as shown in Table 2.7.

Table 2.7: Weekly rent for households

Rent paid per week	Number	%	%
Under £40	12	5.8	7.2
£41-£50	10	4.8	6.0
£51-£60	20	9.7	12.0
£61-£70	19	9.2	11.4
£71-£80	20	9.7	12.0
£81-£90	13	6.3	7.8
£91-£100	20	9.7	12.0
Over £100	52	25.1	31.3
Prefer not to say	41	19.8	xxx
Total	207 (166 gave data)	% of 207	% of 166

2.3.15 The modal group, comprising nearly a third of respondents who gave data pay weekly rents of over £100. In contrast, a quarter of respondents paid less than £60 per week, which would provide a mortgage repayment for a loan of only around £40,000-50,000.

2.3.16 *Household's mortgage costs per month.* 924 (67.2%) of the respondents declared through question 14 that they are either owner-occupiers or are buying their house via a mortgage. 847 respondents (91.66%) declared their situation, and 77 (8.33%) exercised their right to decline this information.

2.3.17 Taking those who 'prefer not to say' out of the equation because their payment obligations cannot be ascertained, it appears that 43.1% (or 365) of all households in rural North Devon own their property outright, leaving 359 (42.4%) households who pay for their accommodation. The monthly mortgage payments for their accommodation are detailed in Table 2.8.

Table 2.8: Monthly mortgage costs for owner-occupiers

Mortgage costs per month	Number	%	%	%
Property owned outright	365	39.5	43.1	
Nil	123	13.3	14.5	
Under £250	82	8.9	9.7	22.8
£251-£300	36	3.9	4.3	10.0
£301-£400	41	4.4	4.8	11.4
£401-£500	54	5.8	6.4	15.1
£501-£600	35	3.8	4.1	9.7
£601-£700	31	3.4	3.7	8.6
Over £700	80	8.7	9.4	22.3
Prefer not to say	77	8.3	xxx	xxx
Total	924 of which	% of 924	% of 847	% of 359
	359 pay	847 excluding those who preferred not to say		

2.3.19 The modal group for monthly mortgage repayments is under £250 (22.8%), which is closely followed by a significant cohort of households (22.3%) who pay over £700 each month. This suggests as already discussed in 2.3.11 that the population is divided into two cohorts, a relatively prosperous cohort and an impoverished cohort. Both cohorts are however smaller than the majority of the sample who either had no mortgage or made no payments, presumably via ‘offset’ style mortgages or via schemes that pay rent rather than mortgage payments.

2.3.19 The previous three tables have suggested that there are three broad groups of housing households in rural North Devon:

Between a third and a half of all households who have no problem, because they have an income above £30,000 or own their property outright.

Around a half of households have incomes or have to pay mortgages or rents that are reasonable given average house prices, rents and wages for the area.

But around a quarter of households have incomes below £15,000, or are paying rents or mortgages well below average rates. Given the high percentage of retired people in the

sample not all of this group may be in housing need, but the data does suggest that a substantial minority of households might be in serious difficulties meeting even basic rents let alone minimum house prices.

2.3.20 Chapter Three will present more data on real and potential housing need, but before then the report examines other household information.

2.4 Tenure, Household Type, and Dwelling Type

2.4.1 **Second homes.** 1347 respondents entered whether it was their main property or a second home. For the majority of respondents 1306 (97%) the property was their main home. Only 41 (3%) of respondents were second home-owners, which is lower than the 4.7% indicated by NDDC's 'Housing Strategy'. It is probable that second home-owners did not respond to the questionnaire either because they deemed it to irrelevant to their situation, or more cynically because they feel sensitive about the issues raised by second homes and any policies that might adversely affect them as a result of findings emanating from surveys like this one.

2.4.2 **Tenure.** 1351 (98.25%) respondents entered the nature of their tenure (question 2). Owner occupation without a mortgage was the most common form of tenure as shown in Table 2.9, possibly reflecting the elderly nature of the population. Approximately a third of households reside in accommodation, which is owner occupied with a mortgage (32.6%) but only 164 households live in rented accommodation (12.1%).

Table 2.9: The tenure of present households

Nature of tenure	Number	Percent
Owner occupied (no mortgage)	717	53.1
Owner occupied (with mortgage)	441	32.6
Privately rented	107	7.9
HA rented	57	4.2
Tied to employment	21	1.6
HA Shared ownership	8	0.6
Total	1351	100

2.4.3 **Type of home.** 1351 (98.25%) of residents responded to question 3 asking house type. The most common type of home was a detached house (35.9%), closely followed by bungalow (27.1%), and semi-detached house (20.1%) as shown in Table 2.10.

Table 2.10: The type of accommodation of present households

Type of home	Number	Percent
Detached house	485	35.9
Bungalow	366	27.1
Semi-detached house	271	20.1
Terraced house (rear access)	118	8.7
Flat / maisonette (self-contained)	48	3.6
Terraced house (no rear access)	44	3.3
Mobile home (permanent site)	18	1.3
Bedsit / room only (shared facilities)	1	0.1
Total	1351	100

2.4.4 **Number of bedrooms.** 1365 (99.27%) responses were received to question 4. The modal number of bedrooms is three (45.2%). 71.9% of households in rural NDDC live in accommodation with three or fewer bedrooms as shown in Table 2.11.

Table 2.11: The number of bedrooms occupied by households

Number of Bedrooms	Number	Percent
1	62	4.5
2	303	22.2
3	617	45.2
4	260	19.0
5	89	6.5
6 or more	34	2.5
Total	1365	100

2.4.5 **Number of storeys.** 1345 (97.82%) responses were received to question 4. Nearly two-thirds (64.8%) live in homes with two storeys as shown in Table 2.12.

Table 2.12: The number of storeys occupied by households

Number of Storeys	Number	Percent
1	386	28.7
2	872	64.8
3	77	5.7
4 or more	10	0.7
Total	1345	100

2.4.6 Taking the information in Tables 2.10 to 2.12 together it appears that most people are living in adequate accommodation given that Table 2.2 showed that nearly 70% of households comprise only one or two people. However there appears to be a small minority of people living in property with limited space and so this chapter ends with respondent's perception of their housing

2.5: Is accommodation inadequate and if so why?

2.5.1 *Adequacy of accommodation.* 1337 (97.24%) of respondents answered question 5, which asked whether present accommodation was adequate for the household's needs. For 1194, or 89.3% respondents, their accommodation was adequate, but for 143, or 10.7% of respondents, their accommodation was inadequate.

2.5.2 For the study area, this would infer that there are 2145 households in accommodation which they perceive as inadequate for their needs.

2.5.3 The reasons for inadequacy were interrogated in question 6. Table 2.13 explores the reasons from those 140 respondents who found their present accommodation inadequate and gave reasons.

Table 2.13: Reasons for the inadequacy of present accommodation.

Reasons for Inadequacy	Number	Percent of all responses	Percent of 140 actual responses
Too small	71	19.1	50.7
In need of repair/improvement	48	12.9	34.3
Inadequate heating	40	10.8	28.6
Poor access to public transport	32	8.6	22.9
Too expensive to own or rent	30	8.1	21.4
Unsuitable for persons with disability	28	7.5	20.0
Too few job opportunities	22	5.9	15.7
Unsuitable for older persons	20	5.4	14.3
Too large	19	5.1	13.6
Tenancy/mortgage insecure	18	4.8	12.9
Poor access to shops, schools etc.	16	4.3	11.4
Unsuitable for children	11	3.0	7.9
Too far to travel to/from work	10	2.7	7.1
Too far from family/friends/carers	7	1.9	5.0

2.5.4 On average 2.6 reasons for inadequacy were advanced by each respondent. The most frequent complaints of inadequacy concerned accommodation that was perceived to be ‘too small’ (19.1% of respondents), ‘in need of repair / improvement’ (12.9%), and inadequately heated (10.8%).

2.5.5 Nearly a tenth of respondents (8.1%) noted that their accommodation was too expensive to rent or to own, while less than a tenth (7.5%) believed that their accommodation was unsuitable for persons with disability.

2.5.6 In terms of housing needs that are relevant to NDDC the crucial indicators are:

- 19% think their property is too small
- 13% think they need repairs

- 8% think their property is too expensive
- 8% think their property is unsuitable for disabled people

2.5.7 However if some of the factors are aggregated, two other issues emerge. First if the percentages for accessibility are added together, 17.5% have accessibility problems and similarly if disability, older and children factors are added together welfare problems account for 15.9% of problems.

2.6: Interim conclusions from data in this Chapter

2.6.1 Most of the people in the area are well housed and have no problems, but for a significant minority, between 10-20% from these data, there are housing need problems, which arise from one or a combination of the following:

- ❖ Low incomes and expensive rents/house prices
- ❖ Properties too small, or badly maintained or with heating problems
- ❖ Properties unsuitable for disabled or elderly people and children.

2.6.2 The next Chapter will examine these issues in more depth using the survey data.

Chapter Three: Future Housing Needs: Homeless

3.1 Housing needs among existing households (Past and future homelessness)

3.1.1 **Homelessness.** 1339 (97.38%) respondents answered question 18 on whether their household had been homeless in the past three years. 15 (1.1%) households recorded that they had been homeless. For rural North Devon, this figure would infer that a total of 225 households had been homeless over the past three years. It should be noted that this estimate excludes those people currently homeless who axiomatically were excluded from this survey.

3.1.2 In terms of the characteristics of these formerly-homeless households, the following are salient:

- 6 households of the 15 in total (40%) contained children under 20 (under 16 and 16-19).
- 8 heads of household out of 15 in total (53.3%) were 30-59 years old.

3.1.3 **Future Homelessness.** 1308 (95.12%) respondents answered question 19 about future homelessness, and 861 (65.7%) recorded that they definitely will not be homeless during the next three years. Only 7 households (0.5%) said that they would definitely be homeless during the next three years.

3.1.4 In terms of planning for future housing needs, extrapolating the 7 households expecting to definitely become homeless suggests that 105 households will become homeless and in need of social housing during the next three years, in rural North Devon.

3.1.5 However, 65 households responded that they were very likely to be homeless. This extrapolates to 975 households for rural North Devon or a total of 1080 households definitely (105) and very likely or more to be homeless (975).

3.1.6 In terms of the household structure of those very likely to be homeless:

- 29 of the households (44.6%) have children under 20 years old.

- 34 of 61 heads of household (55.7%) who declared their ages are in the category 30-59 years old, with a further 13 (21.3%) 60-74 years.
- 53.8% of the households currently have incomes below the average for the district.
- 23 households (35.4%) currently rent and 19 households (29.2%) are owner-occupied with a mortgage.

3.1.7 A complex picture surrounds the tenure status of these households as shown in Table 3.1 and the current occupation of the head of household as shown in Table 3.2.

Table 3.1: The tenure of households formerly homeless or anticipating that they might become homeless in rural North Devon

Nature of tenure	Formerly		Anticipating	
	Number	Percent	Number	Percent
Owner occupied (with mortgage)	4	26.7	19	29.2
Owner occupied (no mortgage)	3	20.0	18	27.7
HA Shared ownership	0	0	0	0
Privately rented	3	20.0	19	29.2
HA rented	3	20.0	4	6.2
Tied to employment	2	13.3	5	7.7
Total	15	100	65	100

3.1.8 Formerly homeless people had moved to a wide variety of tenures with no one tenure type dominating. In contrast, owner occupation and privately rented tenures seem to be the most likely tenures to be at risk of becoming homeless.

Table 3.2: The current occupation of heads of households formerly homeless or anticipating that they might become homeless in rural North Devon

Occupational category	Formerly		Anticipating	
	Number	%	Number	%
Professional	2	13.3	7	11.3
Managerial	0	0	4	6.5
Skilled non-manual	2	13.3	5	8.1
Skilled manual	2	13.3	11	16.9
Unskilled non-manual	1	6.7	7	10.8
Unskilled manual	1	6.7	4	6.2
Retired	3	20.0	19	29.2
Student	1	6.7	0	0
Not working(medical)*	2	13.3	2	3.1
Unemployed	1	6.7	3	4.6
Total	15	100	62**	100

- * Not working for medical reasons
- ** Not all 65 respondents answered this question

3.1.9 In terms of occupational category, the only strong theme to emerge from Table 3.2 is that those who are retired (20.0) comprise the modal group for those who had been homeless, and are top of the anticipating category with 29% of the total. This could be because some retired people are on fixed incomes which are unable to meet rising costs, even though they may own their homes.

3.1.10 When the income of households is examined in Table 3.3 two groups seem to be most at risk. First, those with incomes in the low teens (formerly homeless below £10,000) just about be able to afford their rent or mortgage, and second those with incomes over £30,000 who might have been too ambitious and taken on too big a mortgage.

Table 3.3: Total annual household income of households formerly homeless or anticipating that they might become homeless in rural North Devon

Current Annual Household Income*	Formerly Number	Percentage	Anticipating Number	Percentage
Below £5,000	2	15.3	0	0
£5,001-£10,000	3	23.1	6	10.3
£10,001-£12,500	1	7.7	9	15.5
£12,501-£15,000	2	15.3	10	17.2
£15,001-£17,500	0	0	5	8.6
£17,501-£20,000	1	7.7	5	8.6
£20,001-£25,000	0	0	3	5.1
£25,001-£30,000	1	7.7	6	10.3
Over £30,000	3	23.1	14	24.1
Prefer not to say	1		7	
Total	14	% Out of 13	65	% Out of 58 Excluding those who preferred not to say

* Including benefits and before tax

3.1.11 In conclusion this section has shown that homelessness is probably due to low or falling incomes.

Chapter Four: Future Housing Needs: Relocators

4.1: Relocators in general

4.1.1 *Likely household moves in next five years.* 1341 (97.53%) responses were received to question 20. Of these, 189 households (14.1%) are likely to move within the next five years, while 782 households (58.3%) are not likely to move. 370 households (27.6%) did not know what the future holds.

4.1.2 For rural North Devon this implies that 2835 households are likely to move over the next five years, using the usual extrapolation factor of 15. However, some households might move outside North Devon and so respondents were asked where they were likely to move to.

4.1.3 *Destinations for moving households.* 204 households responded to question 21 concerning where they might move to (compared to the 189 who said that they were likely to move). 46 did not know where they might move and one respondent reported a likely move to Devon, leaving the 157 respondents shown in Table 4.1.

Table 4.1: Destinations to which rural North Devon relocators are likely to move to

Destination	Number	Percent*	Total X 15	X factor total
South Molton	10	8.4	150	180
Ilfracombe	8	6.7	120	145
Barnstaple	38	27.8	495	595
Elsewhere in North Devon	68	57.1	1020	1225
TOTAL IN NORTH DEVON	119		1785	2145
Outside Devon	38	24.2	570	690
TOTAL	157	100.0	2355	2835

* Percent of all moves

4.1.4 Because 189 respondents reported a likely move, but only 157 respondents expressed a location to move to an X factor has been applied to Table 4.1 by multiplying the figures by 1.2 ($189/157 = 1.2$) to give the totals in the final column.

4.1.5 Over three quarters of moves will be made with North Devon, with the majority (57%) being within the rural areas. Barnstaple will however be an important second destination. Around a

quarter will leave not only North Devon but Devon itself implying a loss of nearly 700 households. Around 2145 households are likely to relocate, 1225 in the rural areas, and nearly 600 to Barnstaple.

4.1.6 ***Reasons for moving.*** Households likely to move in the next five years were asked about their reasons for moving (question 22) as shown in Table 4.2.

Table 4.2: Motives for rural North Devon relocators likely to move within 5 years

Motive	Number of respondents	Inside North Devon		Outside North Devon	
		n*	%	n*	%
There is a lack of affordable housing	165	51	30.9	8	4.8
Our household size has changed	165	45	27.3	4	2.4
Employment opportunities are lacking	180	40	22.2	10	5.6
To be closer to friends and relatives	167	34	20.4	20	12.0
We need to be closer to work	161	31	19.3	6	3.7
To be closer to school or college	155	24	15.5	0	0
To get more care or support	162	18	11.1	9	5.6

* Number of respondents that agreed or strongly agreed

4.1.7 The most important reasons for those moving inside North Devon were a lack of affordable housing, followed by a change in the size of the household. Reasons such as closeness to school or college or to get more care or support play less of a role.

4.1.8 For those wishing to move outside, the strongest motives were the desire to be closer to friends and relatives and a lack of employment opportunities.

4.1.9 The following characteristics describe those who agree there is a lack of affordable housing but who expect to be moving within North Devon (51 households):

- A concentration of people in the age range 30-59 years old (76.5%);
- The average household size is 2.96 persons;
- The three largest occupational groups are skilled manual (21.6%), skilled non-manual (21.6%), and professional (15.7%);
- 41.2% of households currently privately rent, 35.3% owner-occupy with mortgage, and 9.8% owner occupy with no mortgage;

- 33.3% live in a semi-detached house, 15.7% live in a flat / maisonette, and 21.6% in a detached house;
- 9.8% live in households with a member disabled;
- 9.8% live in households with a member who is long-term ill; and
- 5.9% live in households who pay for care.

4.1.10 A cross tabulation of motives for moving with inadequacy of accommodation revealed that the small size of the current accommodation was a consistent factor especially for those who registered a lack of affordable housing in the area.

4.1.11 When viewed as a whole, these results suggest that those who wish to move and who mention a lack of affordable housing may be households looking to trade up the housing market, but whose ambitions may have been thwarted.

4.2: Likely relocater moves in NORTH DEVON only

4.2.1 There are 119 households in this subset (rural North Devon respondents moving within the NDDC area) as shown in Table 4.1, which includes the three towns of Barnstaple, South Molton and Ilfracombe.

4.2.2 *Time of relocation in North Devon.* Although this subset involves 119 respondents only 113 responses were received to question 23 as shown in Table 4.3. Just under a fifth of households didn't know when they will move. The modal group (36.2% of responses) are likely to move within one year. The totals are smaller than the overall total since only 113 responses were made compared to 189 likely to move. Accordingly an X factor has been applied using the 2145 households expected to move within the NDDC area (Table 4.1) by multiplying the usual extrapolation figure of 15 by a further 1.27 (2145/1695(Using 113 x 15) = 1.27) to give the final column

Table 4.3: Length of time before rural North Devon relocators move in North Devon

Time to move	Number	Percent	Total X 15	X Factor
Within one year	42	37.2	630	800
1-2 years	27	23.9	405	515
2-3 years	13	11.5	195	250
3-5 years	11	9.7	165	210
Don't know	20	17.7	300	380
Total	113	100	1695	2155

4.2.3 *Type of accommodation required by rural North Devon respondent relocators in North Devon.* 113 responses were received to question 24. The principal types of accommodation required were detached houses (42.3%), bungalows (22.0%), and semi-detached houses (22.0%) as shown in Table 4.4. The same X factor as Table 4.3 has been used.

Table 4.4: Type of accommodation required by rural North Devon relocators in North Devon.

Type of home	Number	Percent	Total X 15	X Factor
Detached house	48	42.5	720	915
Semi-detached house	25	22.1	375	475
Bungalow	25	22.1	375	475
Terraced house (rear access)	8	7.1	120	150
Flat / maisonette (self-contained)	6	5.3	90	115
Mobile home (permanent site)	1	0.9	15	20
Bedsit / room only (shared facilities)	0	0	0	
Terraced house (no rear access)	0	0	0	
Total	113	100	1695	2150

4.2.4 Overall these data would suggest that there need to be 915 detached houses, 475 semi-detached houses, and 475 bungalows available on the market in the next five years in order to satisfy demand from existing households, desiring to move within the overall NDDC area.

4.2.5 *Size of accommodation required by rural North Devon respondent relocators in North Devon.* 112 respondents entered their preferred size of accommodation (question 25). As Table 4.5 demonstrates, the most popular size was three-bedroomed accommodation.

Table 4.5: Size of accommodation required by rural North Devon relocators in North Devon.

Number of Bedrooms	Number	Percent
1	4	3.6
2	26	23.2
3	57	50.9
4	17	15.2
5	4	3.6
6 or more	4	3.6
Total	112	100

4.2.6 *Type of rent / ownership required by rural North Devon respondent relocators in rural North Devon.* 112 responses were received on the type of tenure required by relocators (question 26). The most popular form of tenure desired is owner-occupancy with a mortgage (77.7%), followed by rental from a housing association (13.4%) as shown in Table 4.6. If all Housing Association is extrapolated this implies a total demand for 270 units or 340 using the X factor in Table 4.3.

Table 4.6: The tenure required by rural North Devon relocators in North Devon

Nature of tenure	Number	Percent
Owner occupied (with mortgage)	87	77.7
HA rented	15	13.4
Privately rented	6	5.4
HA Shared ownership	3	2.7
Tied to employment	1	0.9
Owner occupied (no mortgage)	0	0
Total	112	100

4.2.7 If the type of tenure expected is cross-tabulated against the size of accommodation Table 4.7 shows that those people seeking Housing Association properties have realistic expectations that these will be mainly one or two bedroomed properties. In contrast those people seeking owner-occupation expect three or four bedroom properties, which may or may not be realistic given the dichotomy between below and above average incomes in the area.

Table 4.7: Nature of tenure cross-tabulated against size of accommodation for rural North Devon relocators in North Devon

Nature of tenure/Number of bedrooms	1	2	3	4 or more
Owner occupied (with mortgage)	0	68.0	80.4	175.0
HA Shared ownership	0	4.0	1.8	25.0
Privately rented	25.0	8.0	5.4	0
HA rented	75.0	20.0	10.7	0
Tied to employment	0	0	1.8	0

4.2.8 Table 4.8 shows the size of accommodation cross tabulated against the type of property expected. This shows that people expect flats and bungalows to have only one or two bedrooms, but semi- or detached houses to have three or more bedrooms.

Table 4.8: Type of accommodation cross-tabulated against size of accommodation for rural North Devon relocators in North Devon

Type of home	% of n-bed accommodation				
	1	2	3	4	5
Mobile home (permanent site)	-	3.8	-	-	-
Bedsit / room only (shared)	-	-	-	-	-
Flat / maisonette (s-c)	50.0	15.4	-	-	-
Bungalow	50.0	42.3	15.8	17.6	-
Terraced house (no rear access)	-	-	-	-	-
Terraced house (rear access)	-	19.2	5.3	-	-
Semi-detached house	-	7.7	35.1	5.9	25.0
Detached house	-	11.5	43.9	76.5	75.0

4.2.9 This section has shown that though most relocators want a substantial free standing property around 20% are seeking some sort of rented property of a modest size. This fits in well with existing policies based on providing ‘affordable housing’ as part of private housing estates.

4.3: The care needs of relocators

4.3.1 **Care and/or support services required by rural North Devon relocators.** 112 responses were received to question 27 on whether a member of the household will need care and/or support services. 10 households indicated that they would require care and / or support services. For rural North Devon this translates into 150 households who might need care and/or support services.

4.3.2 *Type of supported care required by rural North Devon relocators.* 10 respondents entered the nature of supported care they required (question 28). On average 1.3 types of support were mentioned. Independent accommodation and accommodation with warden support were mentioned by 61.5% and 15.4% of respondents as shown in Table 4.9.

Table 4.9: Type of supported care required by rural North Devon relocators in North Devon

Type of supported care	Number	Percent*
Independent accommodation	8	61.5
Shared / group home	2	15.4
Accommodation with warden support	2	15.4
Residential / nursing home	1	7.7
	13	

Total (More than one choice offered)

4.3.3 *Kind of support required by rural North Devon relocators.* 10 responses were received on the kind of support required (question 29). On average, 1.8 kinds of support were identified by each respondent. Help at home was the most popular kind of support mentioned as shown in Table 4.10

Table 4.10: Kind of support required by rural North Devon relocators in North Devon

Kind of support	Number	Percent
Help at home	10	55.6
Help with personal care	5	27.8
Help to get around	3	16.7
	18	

Total

4.4: Membership of Housing Lists amongst relocators

4.4.1 Every household moving within North Devon was asked whether they were registered on housing list(s) (question 30). 111 responses were obtained. Of these, 12 households are registered on housing lists. For North Devon, this translates as 180 households in total.

4.4.2 The respondents were asked which housing list(s) they were entered on (question 31). NDDC's housing list was mentioned by 10 households, while 8 households claimed to be registered on a Housing Association list. One household was on another council's, but no households were on a residential / nursing home list.

4.4..3 90 households answered question 32 about why they had not registered on a housing list. 73% replied that they had no need, but a concealed problem was revealed by those 13% who did not think that the list would provide housing. It is thus to concealed housing need that the report now turns to.

Chapter Five: Future Housing Needs: New Households

5.1 Concealed (new) households (Data Issues)

5.1.1 One of the difficulties inherent in the questionnaire approach to concealed households is that only one concealed household can sensibly be recorded on a single postal questionnaire.

5.1.2 Another issue is the sensitivity about breaking up a household. This may lead to under-recording. Thus these results probably only relate to normative changes, for example, children growing up and elderly needing more care.

5.1.3 In order to obtain genuine expectations this section of the questionnaire should have been completed by the potential mover rather than the head of household, but this might not have been the case, so another source for error is possible.

5.2: Survey results for concealed or 'new' households

5.2.1 *Concealed households to be potentially revealed in the period 2006 to 2011.* 1283 responses (93.31%) were received to question 33. 152 (11.8%) respondents recorded that there was at least one member of the current household who will set up a new, independent household in the next five years.

5.2.2 Within rural North Devon as a whole, therefore, there could be 2280 new households emerging from concealed households in the next five years.

5.2.3 However, 120 households did not know whether new households would form and speculating that say 10% of these might be hiding new households for sensitive reasons it **might be reasonable to add** another 180 to the total giving around 2460 and given the fact that the response rate for this question was only 93%, below the norm of 95%. Thus it might be wise to assume that between 2280 and 2460 new households are hoping to be formed. However, as Table 4.11 will show 75% of these new households might be formed outside the NDDC area thus reducing the figure to around 1720 potential households.

5.2.4 ***Numbers in separate new households.*** 144 responses of 152 possible were entered for question 34. The average number of people in households emerging from existing households was 1.4. 65.3% of the new households are expected to be one person with 29.9% containing two persons.

5.2.5 The total number of people in new separate households expected from the sample was 202. For rural North Devon, this would suggest that over the next five years 3030 people will set up new separate households in total. Not all of these will stay in rural North Devon and so attention now turns to where new households might locate.

5.2.6 ***Location of the new households.*** Question 38 asked potential new householders to enter a locational preference for their new household. From the 152 possible candidates, 78 responses were obtained in this part of the question since 74 respondents entered they ‘didn’t know’ or left this part of the questionnaire blank.

Table 5.1: Destinations to which new rural North Devon households are likely to move to

Destination	Number	Percent*	Total X 15	X factor
South Molton	7	9.0	105	205
Ilfracombe	3	3.8	45	90
Barnstaple	25	32.1	375	730
Elsewhere in North Devon	24	30.8	360	700
North Devon Total	59	75.7	885	1725
Outside North Devon	19	24.3	285	555
Total	78	100		2280

5.2.7As shown in Table 5.1 59 of the new households (75.6%) might be set up in North Devon. Less than a third of the moves will be within the rural area. This is very different from relocators who plan to either stay in the rural area or move outside NDDC. Barnstaple is the most probable destination, probably because it offers more affordable and a wider choice of housing than rural areas, as well as a greater variety and availability of jobs. The figures in the total column might be an underestimate by a half since only half (78 out of 152) responded to this question.

5.2.8 Thus because only half of the respondents answered this question an X factor has been used. In this case the X factor is $152/78=1.94$ derived by dividing the response number for the subsection by the response number for the question.

5.2.9 Using the X factor, it can be expected that 730 new households will move to Barnstaple, 700 will move elsewhere in the rural area, 555 will leave NDDC, and 295 will go to the other two towns of South Molton (205) and Ilfracombe (90).

5.3: Likely Characteristics of the new households

5.3.1 In terms of first new household composition (question 36a), the data suggest that the new households are being set up by younger persons (at or near the start of the family life cycle) or older persons (at or beyond the end of the family life cycle).

5.3.2 *First-time buyers in new households.* 57 responses were received to question 37. Amongst these, 41 respondents noted there were one or more first-time buyers in the household. For rural North Devon this would suggest 615 first-time buyers.

5.3.3 *Income of the new households in rural North Devon.* Question 50 asked about the total annual income of the entire new household 38 responses were received as shown in Table 5.2, out of which 3 exercised their right to confidentiality.

Table 5.2: Total annual household income for new rural Devon households

Annual Household Income	Number	Percentage
Below £5,000	0	0
£5,001-£10,000	5	14.3
£10,001-£12,500	4	11.4
£12,501-£15,000	5	14.3
£15,001-£17,500	7	20.0
£17,501-£20,000	7	20.0
£20,001-£25,000	3	8.6
£25,001-£30,000	3	8.6
Over £30,000	1	2.8
Don't know	0	0
Prefer not to say	3	
Total	38	From 35 responses 100

5.3.4 Table 5.3 shows that 40% of the respondents have an income below £15,000, which rules them out of the housing market. Another 40% have incomes of between £15,001 and £20,000, which is not really enough income for houses even at the very bottom of the market even for those mortgages based on very long terms and with minimal or no repayment. This leaves only 20% with any realistic chance of a mortgage given house prices in the area.

5.3.5 Thus probably up to 80% of the sample would need some sort of affordable or subsidised housing if they are going to leave their current household.

5.3.6 *Weekly rent new households in rural North Devon are willing to pay.* 16 responses were received to question 51, 43 overlooked it, none ‘didn’t know’ the rent and 4 exercised the right to confidentiality. Table 5.3 shows that the modal rent is between £70 and £80 a week or around £350 per month. These figures are well short of typical rents in the area and again indicate **a significant need to aid new households wishing to rent.**

Table 5.3: Weekly rent that new rural Devon households are willing to pay

Rent per week	Number	Percentage
Under £40	0	0
£41-£50	2	16.7
£51-£60	2	16.7
£61-£70	1	8.3
£71-£80	3	25.0
£81-£90	2	16.7
£91-£100	1	8.3
Over £100	1	8.3
Prefer not to say	4	
Don’t know	0	0
Total	16	% out of 12 100

5.3.7 *Monthly mortgage costs new households in rural North Devon are willing to pay.* 20 responses were received to question 52, 39 overlooked it, and no respondents entered didn’t know.

5.3.8 Table 5.4 shows that 20 new households have considered the financial costs of owner-occupancy compared to 16 who have looked at renting (Table 5.3). The modal mortgage cost is between £400 and £500 but even with long term loans and interest only terms this amount would only pay for a mortgage loan of between £100,000 and £120,000, which would buy only the most basic property in NDDC. For a repayment mortgage, nearly £600 per month is needed to finance a £100,000 loan even with a base rate of 5% which is unlikely to occur in the near future given the upward pressure on interest rates. It is clear from these figures that **virtually all new households will need some sort of financial aid if they are to emerge from existing households.**

Table 5.4: Monthly mortgage costs that new rural Devon households are willing to pay

Mortgage costs per month	Number	Percent
Want to own outright	0	0
Nil	1	5.8
Under £250	2	11.8
£251-£300	3	17.6
£301-£400	4	23.6
£401-£500	7	41.2
£501-£600	0	0
£601-£700	0	0
Over £700	0	0
Don't know	0	0
Prefer not to say	3	15
Total	20	% out of 17
		100

5.3.9 *When are new households likely to be formed by rural North Devon sample?* Question 40 asked when first new households are expected to move to their new households. Responses were received from 48 new householders, among whom the modal group wished to move within a year. 16.9% of respondents didn't know when they were likely to move as shown in Table 5.5. Two-thirds expect to move within just two years.

Table 5.5: Length of time before new households in rural North Devon are expected to move

Time to move	Number	Percent
Within one year	13	34.2
1-2 years	13	34.2
2-3 years	6	15.8
3-5 years	6	15.8
Don't know	10	
Total	48	Out of 38
		100

5.3.10 *Type of accommodation required by new households.* Question 41 explored the type of accommodation required by the first new households. 44 responses were received, with the most popular forms of accommodation comprising terraced houses (31.8%) and flat / maisonette (29.5%) as shown in Table 5.6. These aspirations seem reasonable and realistic given the incomes and willingness to pay figures already outlined.

Table 5.6: Type of accommodation required by new rural Devon households in North Devon

Type of home	Number	Percent	Total X 15	X factor
Flat / maisonette (self-contained)	13	29.5	195	505
Terraced house (rear access)	12	27.3	180	465
Semi-detached house	8	18.2	120	310
Detached house	6	13.6	90	235
Bungalow	3	6.8	45	115
Terraced house (no rear access)	2	4.5	30	80
Mobile home (permanent site)	0	0	0	
Bedsit / room only (shared facilities)	0	0	0	
Total	44	100	675	1710

5.3.11 There is a problem in scaling up Table 5.6, because only 44 respondents replied to this question compared with 152 who completed this part of the questionnaire generally. Thus an X factor has been used as employed in Table 5.3. In this case the X factor is $152/44=3.45$. However only 75% of the sample expect to stay in North Devon so the X factor has been multiplied again by 0.75.

5.3.12 This would give a total of about 1710 new housing units in the area dominated by flats and terraced houses, presumably of mainly of high density housing, which would fit planning policies based on high densities.

5.3.13 *Size of accommodation required by new households in rural North Devon.* The size of accommodation required by first new households was interrogated by question 42. 46 responses were received. The most popular housing desired as shown in Table 5.7 is two-bedroomed accommodation, and in almost three quarters of cases the new households required accommodation smaller than three bedrooms. Again, these aspirations seem realistic.

Table 5.7: Size of accommodation required by new rural Devon households

Number of Bedrooms	Number	Percent
1	7	15.2
2	26	56.5
3	12	26.1
4	1	2.2
5	0	0
6 or more	0	0
Total	46	100

5.3.14 ***Type of rent / ownership required by new households in rural North Devon.*** The tenure desired by the new householders came under the spotlight in question 43 and 42 responses were received. The most frequent type of preferred tenure was owner-occupation, comprising as it did over half (61.9%) of new households as shown in Table 5.8 but given the incomes and mortgages that the sample can afford (See Paragraph 3.9.8) this preference is aspirational rather than realistic. In the rental sector, housing association rentals are more popular (16.7%) than privately renting (11.9%).

Table 5.8: The tenure required by new rural Devon households

Nature of tenure	Number	Percent
Owner occupied (with mortgage)	26	61.9
HA rented	7	16.7
Privately rented	5	11.9
HA Shared ownership	4	9.5
Owner occupied (no mortgage)	0	0
Tied to employment	0	0
Total	42	100

5.3.15 Table 6.1 shows two separate desires. First, the majority, around two-thirds aspire to owner-occupiership while one-third realistically realise they can only afford social housing. However, in reality all the sample probably need some sort of financial help as virtually none of them can afford prices on the open market. Unless these households are helped by parents, it would seem that it **would be realistic for NDDC to explore the options for providing two-thirds of the sample with ‘affordable housing to buy’ (intermediate housing where only some of the equity is held by the occupier) and one-third with ‘affordable housing to rent’ (social rented).**

5.4:: Other issues related to new households (Care and housing lists)

5.4.1 ***Care and Support Services.*** The issue of whether new households will require care and/or support services was addressed by question 44. 6 positive responses were received to this question. For rural North Devon, a total of 90 households may thus be assumed to require such facilities in the future.

5.4.2 ***Supported care required by new households in rural North Devon.*** The nature of supported care was probed in question 45. Respondents were invited to enter as many options as relevant to their future household conditions. 5 respondents replied. The most frequent requests were for accommodation with warden support (40%) and residential/nursing homes (40%) then the need for independent accommodation (20%).

5.4.3 When scaled-up for rural North Devon these data would suggest that 30 first new households will require accommodation with warden support, 30 a residential home, while a further 15 will require independent accommodation.

5.4.4 ***Kind of support required by new households in rural North Devon.*** The kind of support was investigated in question 46. Respondents were invited to enter as many options as relevant to their future household conditions. 5 respondents replied. They asked for help at home (33.3%) and help to get around (33.3%) followed by help with personal care (25%).

5.4.5 When scaled-up for rural North Devon, these data would suggest that 25 new households will contain member(s) that require help to get around, 25 will require help at home and 18 will need help with personal care.

5.4.6 ***Presence of new households on housing waiting list in rural North Devon.*** Registration of new households on housing lists was the subject of question 47 and 47 responses were received. Among these, 2 new households were registered on housing lists, one on the NDDC list and one on a Housing Association list.

5.4.7 For rural North Devon, this would suggest 15 first new households on NDDC's housing list, and 15 entered on housing association lists reflecting the equal split of current registrations.

5.4.8 The reasons for non-participation in housing lists were the subject of question 49. 43 respondents out of a possible 44 addressed the question. The most frequent reasons for non-participation were, 'don't need / want to be' with 20 responses (46.5%)

Chapter Six: Summary and Key Findings

6.1: Summary Table of Key Aspects

6.1.1 The summary is drawn from Table 6.1 which summarises the key findings of the questionnaire survey.

Table 6.1: Key aspects of housing need from homeless, relocators and new households in rural North Devon

Aspect of housing need for ALL sample	Homeless 1.1% or 225 estimated homeless in past 3 years.	Relocators	New Households
Household Extrapolation	105 or 975 are certain or very likely to be homeless, 1080 total	14% or 2835 likely to move	12% or 2280 possible new households. Don't knows might take figure to 2460.
Annual Income Figures 37% of incomes below £15,000, 29% incomes above £30,000,	Formerly homeless 38% below £10,000, 23% £10,00-£15,000, 23% above £30,000. Anticipating 34% above £25,000, 25% below £12,500		40% incomes between £15,000 and £20,000, 40% incomes below £15,000, 17% between £20,000 and £30,000, 3% above £30,000.
Weekly Rents paid 31% pay rents over £100 pw, 25% less than £60			Willing to pay 33% below £60, 25% between £70 and £80, 17% between £80 and £90, 8% over £100
Mortgage payments paid 33% pay under £300 pm, 26% pay £300-£500, 22% pay over £700			Willing to Pay 41% between £400 and £500, 24% £300-£400, 18% £250-£300, 18% less than £250
Destinations	It is assumed that homeless people will stay in NDDC.	57% in the rural area, 28% to Barnstaple. 1225 households within rural area, 595 to Barnstaple, 325 to Ilfracombe and South Molton	32% to Barnstaple, 31% in rural area, 24% outside NDDC. 730 to Barnstaple, 700 in rural area, 555 outside NDDC
Motivations for moving 19% too small, 13% repairs, 11% poor heat, 9% public transport, 8% too dear, 8% disabled		31% affordable housing, 27% size of household change, 22% lack of employment, 20% to be nearer friends/family, 19% closer to work, 16% closer to education.	

Time of Move		37% in one year, 24% in two years,	34% in one year, 34% in two years
Type of Tenure 53% owned, 33% mortgage, 8% private rent, 5% Housing Association	Just over half of former homeless from rented sector, but nearly 60% of anticipated from owner-occupiers	78% mortgage, 13% Housing Association rental, 5% private rent, 3% Housing Association shared	61% mortgage, 17% Housing Association rental, 12% private rent, 10% Housing Association shared.
Type of Accommodation Detached 36%, Bungalow 27%, Semi- 20%, Terrace 12%		43% 915 detached house, 22% 475 semi-detached, 22% 475 bungalow, 7% 150, terrace, 5% 115 flat	32% 545 terrace, 30% 505 flat, 18% 310 semi-detached, 14% 235 detached, 7% 115 bungalow
Size of Accommodation 3 beds 45%, 2 beds 22%, 4 beds 19%		3 beds 51%, 2 beds 23%, 4 beds 15%, 5 beds or more 7%, 1 bed 4%	57% 2 beds, 26% 3 beds, 15% 1 bed, 4 beds 2%
Type of Care Accommodation 12.8% 2625 disabled, 16.1% 3315 long-term illness, 3.1% 675 needing special care		62% independent accommodation, 15% shared home, 15% warden support, 8% care home	40% warden support, 40% care home, 20% independent accommodation.
Type of Care needed Around 11% of relocators and 4% of new households responded to the care questions.		56% help at home, 28% help with personal care, 17% help to get around.	33% help at home, 33% help to get around, 25% help with personal care.
Housing Lists		Less than 1% on lists, 179 estimated	Only 2 on list, 30 estimated

6.1.2 Around 6,195 or 30% of households might be involved in change between 2006 and 2011. This is broken down as follows:

- Up to 1080 (5.2%) households might become homeless and it assumed that they will remain in NDDC
- Around 2835 (13.8%) households are likely to relocate but only around 2145 will relocate in NDDC, the rest will move outside the area
- Around 2280 (11.1%) new households might be formed but only around 1725 will be formed in NDDC with the rest moving away.

6.1.3 Over a third of the future homeless households could have incomes above £25,000, but 25% could have incomes below £12,500. This compares with 29% of survey households who have incomes above £30,000, and 37% of survey households with incomes below £15,000. Thus future homeless households exhibit a similar polarity with the overall sample, except that in this case there are more households in the upper income bracket.

6.1.4 80% of new households have incomes below £20,000, 40% below £15,000. 37% of survey households have incomes below £15,000 in accord with the survey average, but 29% of the survey average have incomes above £30,000 thus new households have much lower incomes overall than the survey average.

6.1.5 Around three quarters of relocators will stay within NDDC, suggesting a total of around 2145 voluntary moves within five years. However, around 685 households expect to leave the area. Similarly around three quarters of new households expect to stay in NDDC, suggesting a total of 1725 new households.

6.1.6 The majority of relocators will stay within the rural area (1225 households) with 595 moving to Barnstaple and 325 to Ilfracombe or South Molton. New households are more likely to move to Barnstaple (730) with the rest (700) staying within the rural area or moving to Ilfracombe or South Molton (295).

6.1.7 New households are willing to pay only low weekly rentals, with 33% willing only to pay below £60. Only 8% are willing to pay more than £100. 31% of survey households pay more than £100 but 25% pay less than £60. Thus new households are willing to pay much less rent than the survey average.

6.1.8 41% of new households are prepared to pay mortgages between £400 and £500, 24% between £300 and £400, and 18% less than £250. 33% of survey households pay under £300, 26% pay between £300 and £500, while 22% pay over £700. Thus new households are not willing to pay mortgages at the top end of the scale (£700+) but are willing to pay more at the bottom end.

6.1.9 31% of relocators are looking for affordable housing, 27% because of a size change in the household, 22% because of a lack of jobs, 20% to be nearer friends or family and 19%

and 16% to be closer to work and education respectively. Only 9% of the survey sample mentioned affordability so clearly affordability is a key factor in relocation, albeit alongside changes in household size.

6.1.10 Two-thirds of both relocators and new households expect to move in 2 years.

6.1.11 Nearly 60% of homeless households will be from owner-occupiers.

6.1.12 78% of relocators expect to have a mortgage. In contrast for new households this falls to 61%. Housing Associations are expected to provide 27%, which is much greater than the survey average of 5% and demonstrates the need to supply more of this type of housing to fill the gap between aspiration and supply.

6.1.13 Relocators expect to live in houses or bungalows. In contrast new households expect to live in flats or terraces.

6.1.14 Relocators and new households expect to be housed in:

- 1145 detached house (915 relocators + 235 new households)
- 785 semi-detached houses (475+310)
- 590 bungalows (475 + 115)
- 695 terraced houses (150+545)
- 640 flats and others (135+505)

6.1.15 Relocators want more detached but less terrace houses than the survey average, while new households want far more terraced houses and flats than the survey average.

6.1.16 Relocators want more beds than the survey average, while new households are expecting fewer beds than the survey average.

6.1.17 About 11% of relocators expressed a need for care services a little below the survey percentages of 12.8%, 16.1% and 3.1%, but only 4% of new households expressed a need for care services.

6.1.18 Very few relocators or new households had used housing lists.

6.2: Overall conclusions

6.2.1 Homelessness might be a major problem if those 975 estimated to be very likely to become homeless become so and are added to the 95 certain to be homeless, a total of 1080.

6.2.2 Relocators are the most numerous but pose fewest problems since by and large they fit the survey averages. However, the most common reason for relocating (31%) was because of a lack of affordable housing where they lived.

6.2.3 New households are not as numerous but because they fall below the survey averages in terms of income and willingness to pay they pose special issues. Notably the need to provide lower cost and smaller size of properties than the property system might be willing to offer.

6.3: Summary of Key Housing Needs by type of household, area and type of housing

6.3.1 Tables 6.2 and 6.3 outline the key housing aspirations for housing **WITHIN** the NDDC area as found by this survey using the extrapolation and X factors set out throughout the report. These aspirations are estimates and it is advised that a range of 10% either side should be used when making policy from these figures.

Table 6.2: Type of location desired by type of household move for NDDC and outside NDDC

Type of Household/Location	Rural Area	Barnstaple	Rest of NDDC	Total NDDC	Outside NDDC	Total
Relocator	1225	595	325	2145	690	2835
New Household	700	730	295	1725	555	2280
Sub-Total	1925	1325	620	3870	1245	5115
Homeless*	540	370	170	1080		1080
Total	2465	1695	790	4950	1245	6195

* The figures assume that the 1080 homeless households are split in proportion to the sub-total for each desired location and stay in NDDC.

Table 6.3: Type of homes expected by type of household move, NDDC only

Type of move/Type of home	Detached	Semi-detached	Bungalow	Terrace	Flat and other	Total
Relocator	915	475	475	150	135	2150
New	235	310	115	545	505	1710
Sub-Total	1150	785	590	695	640	3860
Homeless*				540	540	1080
Total	1150	785	590	1235	1180	4940

* Assuming Homeless housed in Terraces and Flats equally

6.3.2 Tables 6.2 and 6.3 summarise where the demand for housing might be expected to occur and what type of housing is desired. The totals in Table 6.3 do not quite match the totals in Table 6.2 due to rounding and various assumptions, notably the X factor used when responses were not complete for the relevant question.

6.3.3 The tables show that there is a major need for two types of social/affordable housing in rural North Devon. First, for up to 1080 households who may become homeless, and second for between 1705 and 1725 new households that might break out from existing households. However, the figure of 1725 is only 75% of the aspirational figure, because 25% of the sample thought that they might move out of NDDC. Thus it might be prudent to raise the figure of 1725 towards around 2000 given the response factors noted in paragraph 3.8.3.

6.3.4 Turning to the estimated 2150 relocators it should be assumed that most of these can finance their move but prudence might allow for 10% needing some help, thus giving a total of around 220 relocators possibly needing help.

6.3.5 Adding the figures above together gives an estimate of around 3300 (1080 + 2000 +220) households in rural North Devon probably needing substantial help in finding accommodation.

Appendices

Appendix A: Covering Letter to Questionnaire

Appendix B: Questionnaire

Appendix C: RAE Consulting

Appendix A: Covering letter to questionnaire



RAE Consulting

Research – Assessment - Evaluation

15th August 2006

Dear Resident,

North Devon Questionnaire: *Your Housing Needs*

I am writing to ask for your help with an important survey. This is being carried out to ensure that North Devon District Council has a clear picture of the type and location of all current and future housing needs of the people who live in the District.

The information is critical to planning the provision of new housing, including affordable homes, in the District. More importantly, it gives you the opportunity to tell the Council of your housing needs. This will assist us when we make our case to the Government for funding to meet the housing needs of local people and will, where necessary, help us to guide local developers to meet local housing needs.

Before you complete the survey, we'd like to draw your attention to several important points. First, **the questionnaire should be completed by the head of your household**. This is normally the person who deals with the administration of household bills, rent/mortgage etc. Where these duties are shared, please use your own discretion to select the person you all agree is the 'head'. If part (but not all) of your household will be moving during the next five years, the individual(s) most likely to move should fill out the relevant section from Question 35 onwards. This might include children leaving home or someone moving into care.

Second, your responses are **completely anonymous**. There are no means by which we, our consultants or anyone else can trace your answers to your household. Accordingly, you are assured that all information you provide is **STRICTLY CONFIDENTIAL**.

Third, we have selected a completely independent social research consultancy based in Devon to undertake this work, so you can be assured that the highest standards of research practice are in place.

Finally, if you have **queries** about this survey or want to request a **large print copy**, you can do so from our consultants by writing, telephoning or e-mailing these addresses:

North Devon District Council Questionnaire
RAE Consulting
Yew Tree Cottage

Christow
Exeter
Devon, EX6 7LX
Telephone: 01647-252883 Email: enquiries@raeconsulting.co.uk

Thank you in advance for your help. Please return your completed questionnaires in the pre-paid (Freepost) envelope provided **before Monday 11th September**. We look forward to your responses.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'JA Sunderland'.

John Sunderland
Chief Executive Officer,
North Devon District Council

Appendix B: Questionnaire



Your Housing Needs

A Survey for North Devon District Council

Please return this completed survey in the envelope provided. No stamp is required.

RAE Consulting

Research - Analysis - Evaluation

To be completed by the **head of household**, except for Question 35 onwards (if relevant). Please **answer all questions** by **ticking the relevant box** and **writing in any answers** where required. Please note that not all questions apply to all households. Please follow the instructions carefully.

SECTION 1: Your Household Circumstances
--

1 Is this property (please tick one box only):

Your main or only home? ☐ A second home (e.g. holiday home)? ☐

2 Is your home (please tick one box only):

Owner occupied (with mortgage)? ☐ Privately rented? ☐

Owner occupied (no mortgage)? ☐ Housing Association rented? ☐

Housing Association shared ownership? ☐ Tied to your employment? ☐

3 Is your home a (please tick one box only):

Mobile home (permanent site)? ☐ Terraced house (no rear access)? ☐

Bedsit / room only (shared facilities)? ☐ Terraced house (rear access)? ☐

Flat / maisonette (self-contained)? ☐ Semi-detached house? ☐

Bungalow? ☐ Detached house? ☐

4a How many bedrooms does the property have?

One ☐ Four ☐

Two ☐ Five ☐

Three ☐ Six or more ☐

4b How many storeys does the property have (including basements and converted lofts)?

One ☐ Three ☐

Two ☐ Four or more ☐

5 Is your present accommodation adequate for your household needs?

Yes ☐ **Go to question 7** No ☐ **Continue with question 6**

- 6 If your answer to question 5 was 'no' and your accommodation is not adequate for your needs, what are the reasons? (Tick all that apply)

Too small	<input type="checkbox"/>	Too expensive to own or rent	<input type="checkbox"/>
Too large	<input type="checkbox"/>	Too far to travel to/from work	<input type="checkbox"/>
In need of repair / improvement	<input type="checkbox"/>	Too few job opportunities nearby	<input type="checkbox"/>
Inadequate heating	<input type="checkbox"/>	Poor access to public transport	<input type="checkbox"/>
Unsuitable for older persons	<input type="checkbox"/>	Poor access to shops, schools etc.	<input type="checkbox"/>
Unsuitable for persons with disability	<input type="checkbox"/>	Too far from family/friends/carers	<input type="checkbox"/>
Unsuitable for children	<input type="checkbox"/>	Tenancy / mortgage insecure	<input type="checkbox"/>

SECTION 2: You and Your Household

- 7 How many people live in your household? Please write number in box:

- 8 Is anyone in your household disabled? Yes ☐ No ☐

- 9 Does anyone in your household suffer a long term illness? Yes ☐ No ☐

- 10 Does anyone in your household have to pay for special care? Yes ☐ No ☐

- 11 For each person in your household, please tell us whether they are male or female, and which age band they fall into by ticking the two relevant boxes per line in the table below:

	Male	Female	Under 16	16-19	20-29	30-59	60-74	75 and over
You (head)								
Spouse/Partner								
Dependent Child 1								
2								
3								
4								
5								
6								
Other adult 1								
2								
3								
Lodger 1								
2								
Other								

We would appreciate your co-operation in completing the following important questions. Please let us reiterate that information you provide CANNOT be linked to any individual or household.

12) What is the **total annual income**, including benefits, of the **entire household**, before tax?

13) If your household **rents**, what rent do you pay **weekly**?

14) If you **own the property**, what do you pay in mortgage costs **per month**?

Below £5,000		Under £40		Property owned outright	
£5,001-£10,000		£41-£50		Nil	
£10,001-£12,500		£51-£60		Under £250	
£12,501-£15,000		£61-£70		£251-£300	
£15,001-£17,500		£71-£80		£301-£400	
£17,501-£20,000		£81-£90		£401-£500	
£20,001-£25,000		£91-£100		£501-£600	
£25,001-£30,000		Over £100		£601-£700	
Over £30,000		Prefer not to say		Over £700	
Prefer not to say				Prefer not to say	

15a Thinking about you as the **head of household**, please tick below ONE occupational category that **best describes you** (examples of job types in each category in brackets):

Professional (doctor, dentist, teacher)	<input type="checkbox"/>	Unskilled manual (cleaner)	<input type="checkbox"/>
Managerial (company manager)	<input type="checkbox"/>	Retired	<input type="checkbox"/>
Skilled non-manual (office manager)	<input type="checkbox"/>	Student	<input type="checkbox"/>
Skilled manual (electrician, plumber)	<input type="checkbox"/>	Not working for medical reasons	<input type="checkbox"/>
Unskilled non-manual (office admin.)	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>

15b Please state your 'main job' here: _____

16 If you are currently in employment, is your 'main job' (tick one option only):

Full-time all year round?	<input type="checkbox"/>	Part-time all year round?	<input type="checkbox"/>
Full-time on a seasonal basis?	<input type="checkbox"/>	Part-time on a seasonal basis?	<input type="checkbox"/>

17 What is your ethnic origin? (Please tick one only)

White <input type="checkbox"/>	Black Caribbean <input type="checkbox"/>	Black African <input type="checkbox"/>	Black Other <input type="checkbox"/>
Indian <input type="checkbox"/>	Pakistani <input type="checkbox"/>	Bangladeshi <input type="checkbox"/>	Chinese <input type="checkbox"/>
Other <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>		

SECTION 3: Your Household's Housing Needs

18 Has your household been homeless in the past 3 years?

Yes ☐ No ☐

19 How likely is your household to be homeless in the next 3 years?

Definitely ☐ Very likely ☐ Not very ☐ Definitely will not be ☐ Don't know ☐
will be to be likely

20 Is **your current household** likely to move in the next five years?

Yes <input type="checkbox"/> <i>Continue with Question 21</i>	No <input type="checkbox"/> <i>Go to Question 33</i>	Don't know <input type="checkbox"/> <i>Go to Question 33</i>
--	---	---

21 To where will your household move (please tick one box only):

Outside North Devon? ☐ Within North Devon? ☐ Don't know ☐
If so, which county? If so, where?

<input type="checkbox"/>	South Molton	<input type="checkbox"/>	Ilfracombe	<input type="checkbox"/>
<input type="checkbox"/>	Elsewhere in North Devon	<input type="checkbox"/>	Barnstaple	<input type="checkbox"/>

22 Please tell us how much each of the following factors has influenced your intention to move (please tick one box per line – factors continue overleaf):

	Strongly agree	Agree	Disagree	Strongly disagree	No opinion
Employment opportunities are lacking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
We need to be closer to work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our household size has changed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
To be closer to school or college	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There is a lack of affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
To be closer to friends and relatives	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
To get more care or support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*If your **current household** will be moving within North Devon in the next five years, please answer the following questions. If not or you don't know, go to Question 33.*

23 When do you intend to move? (Please tick one box only)

Within one year	<input type="checkbox"/>	1-2 years	<input type="checkbox"/>	2-3 years	<input type="checkbox"/>
3-5 years	<input type="checkbox"/>	Don't know	<input type="checkbox"/>		

24 What type of accommodation is required? (Please tick one box only)

Mobile home (permanent site)?	<input type="checkbox"/>	Terraced house (no rear access)?	<input type="checkbox"/>
Bedsit / room only (shared facilities)?	<input type="checkbox"/>	Terraced house (rear access)?	<input type="checkbox"/>
Flat / maisonette (self-contained)?	<input type="checkbox"/>	Semi-detached house?	<input type="checkbox"/>
Bungalow?	<input type="checkbox"/>	Detached house?	<input type="checkbox"/>

25 How many bedrooms are required? (Please tick one only)

One	<input type="checkbox"/>	Two	<input type="checkbox"/>	Three	<input type="checkbox"/>
Four	<input type="checkbox"/>	Five	<input type="checkbox"/>	Six or more	<input type="checkbox"/>

26 Which of the following types of rent / ownership is preferred (Please tick one only):

Housing Association rent?	<input type="checkbox"/>	Owner occupation (mortgage)?	<input type="checkbox"/>
Private rent?	<input type="checkbox"/>	Tied to employment?	<input type="checkbox"/>
Housing Association shared ownership?	<input type="checkbox"/>		

27 Will a member of your household need care and / or support services?

Yes ☐ ***Continue with Question 28*** No ☐ ***Go to Question 30***

28 If 'Yes', please describe which type of supported care would be required (tick all relevant):

Independent accommodation?	<input type="checkbox"/>	Accommodation with Warden support?	<input type="checkbox"/>
Shared / group home?	<input type="checkbox"/>	Residential / Nursing home?	<input type="checkbox"/>

29 Please state what kind of support would be required (Please tick all required):

Help at home (shopping, cleaning)	<input type="checkbox"/>	Help with budgeting/skills for living alone	<input type="checkbox"/>
Help to get around	<input type="checkbox"/>	Help with personal care (washing, etc.)	<input type="checkbox"/>

30 Is your household currently registered on a Housing Waiting List?

Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Continue with Question 31	Go to Question 32	Go to Question 32

31 If 'Yes', on which housing list(s) are you currently registered? (Please tick all that apply)

North Devon District Council's	<input type="checkbox"/>	Housing Association	<input type="checkbox"/>
Another Council	<input type="checkbox"/>	Residential / Nursing home	<input type="checkbox"/>

32 If 'No', why are you not on a register? (Please tick all that apply)

Don't need / want to be	<input type="checkbox"/>	Didn't think I would be housed	<input type="checkbox"/>
Not aware of the Housing Register	<input type="checkbox"/>	Don't know	<input type="checkbox"/>

SECTION 4: Future Households' Housing Needs

New households form from established households. For instance, children leave the family home and start their own households. Lodgers leave and start their own households. Older persons enter sheltered housing.

33 Are **members** of your current household likely to set up their own new, independent households in the next five years?

Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
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*If 'yes', continue with
Question 34*



*If 'no', you have finished!
Thank you for completing
this survey*

*If 'don't know', you have finished
Thank you for completing
this survey*

34 How many separate new households are likely to be set up in the next five years? (Please write number in box)

*The following questions deal with the **first new household to be established** in the next five years and **should be answered by the person who will set up that household.***

35 How many people will live in this new household?
(Please write number in box)

36a What will be composition of the new household? (Write number in boxes)

Adults:

Children (under 16s):

36b What will be the occupation of the main wage earner of the new household (if known)?

Please write here: _____

37 Will there be one or more first-time buyers in the new household?

Yes ☐ No ☐

38 Where will your new household be based (please tick one box only):

Outside North Devon? ☐

If so, which county?

Within North Devon? ☐

If so, where?

Don't know ☐

South Molton

☐

Ilfracombe

☐

Elsewhere in North Devon

☐

Barnstaple

☐

39 Please tell us how much each of the following factors influenced your intention to set up a new household / home (please tick one box per line)?

	Strongly agree	Agree	Disagree	Strongly disagree	No opinion
Employment opportunities are lacking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
We need to be closer to work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our household size has changed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
To be closer to school or college	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There is a lack of affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
To be closer to friends and relatives	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
To get more care or support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you will be moving within North Devon in the next five years, please continue with Question 40. If not or you don't know, the survey is finished. Thank you.

40 For **those setting up a new household / home within North Devon**, please tell us when you plan to set up your new household / home?

Within one year ☐

1-2 years ☐

2-3 years ☐

3-5 years ☐ Don't know ☐

41 What type of accommodation is required? (Please tick one box only)

Mobile home (permanent site)?	<input type="checkbox"/>	Terraced house (no rear access)?	<input type="checkbox"/>
Bedsit / room only (shared facilities)?	<input type="checkbox"/>	Terraced house (rear access)?	<input type="checkbox"/>
Flat / maisonette (self-contained)?	<input type="checkbox"/>	Semi-detached house?	<input type="checkbox"/>
Bungalow?	<input type="checkbox"/>	Detached house?	<input type="checkbox"/>

42 How many bedrooms are required? (Please tick one only)

One	<input type="checkbox"/>	Two	<input type="checkbox"/>	Three	<input type="checkbox"/>
Four	<input type="checkbox"/>	Five	<input type="checkbox"/>	Six or more	<input type="checkbox"/>

43 Which of the following types of tenancy is preferred (Please tick one only):

Housing Association rent?	<input type="checkbox"/>	Tied to employment?	<input type="checkbox"/>	Private rent?	<input type="checkbox"/>
Owner occupation (mortgage)?	<input type="checkbox"/>	Housing Association shared ownership	<input type="checkbox"/>		

44 Will a member of your household need care and / or support services?

Yes ☐ **Continue with Question 45** No ☐ **Go to Question 47**

45 If 'Yes', please describe which type of supported care would be required (tick all relevant):

Independent accommodation?	<input type="checkbox"/>	Accommodation with Warden support?	<input type="checkbox"/>
Shared / group home?	<input type="checkbox"/>	Residential / Nursing home?	<input type="checkbox"/>

46 Please state what kind of support would be required (Please tick all required):

Help at home (shopping, cleaning)	<input type="checkbox"/>	Help with budgeting/skills for living alone	<input type="checkbox"/>
Help to get around	<input type="checkbox"/>	Help with personal care (washing, etc.)	<input type="checkbox"/>

47 Is your new household currently registered on a Housing Waiting List?

Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Continue with Question 48	Go to Question 49	Go to Question 50

48 If 'Yes', on which housing list(s) are you currently registered? (Please tick all that apply)

North Devon District Council's	<input type="checkbox"/>	Housing Association	<input type="checkbox"/>
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Another Council

☐

Residential / Nursing home

☐

49 If 'No', why are you not on a register? (Please tick all that apply)

Don't need / want to be

☐

Didn't think I would be housed

☐

Not aware of the Housing Register

☐

Don't know

☐

50) What will be the **total annual income**, including benefits, of the **entire** new household, before tax?

51) If you are going to rent, what are you willing to pay **weekly**?

52) If you intend to buy a property what are you willing to pay in mortgage costs **per month**?

Below £5,000		Under £40		Want to own outright	
£5,001-£10,000		£41-£50		Nil	
£10,001-£12,500		£51-£60		Under £250	
£12,501-£15,000		£61-£70		£251-£300	
£15,001-£17,500		£71-£80		£301-£400	
£17,501-£20,000		£81-£90		£401-£500	
£20,001-£25,000		£91-£100		£501-£600	
£25,001-£30,000		Over £100		£601-£700	
Over £30,000		Prefer not to say		Over £700	
Prefer not to say		Don't know		Prefer not to say	
Don't know				Don't know	

Thank you for completing this survey. Please use the free return envelope (no stamp required) to post it back for analysis. The full report will be available in December 2006 from North Devon District Council.

Appendix C: RAE Consulting

RAE Consulting is based in Devon and carries out surveys and analysis of social and economic issues in Devon and the wider south west region.

Further information about RAE Consulting can be gained from the web site: raeconsulting.co.uk

The following members of RAE Consulting were involved in this report:

Stewart Barr: Overall coordination of the project

Andrew Gilg: Report writing

Sue Rodway-Dyer: Data collection and analysis